

## ABSTRACT

A computer system for managing property tax information for a plurality of real estate parcels includes a data storage device, an output device and a processor. The processor maintains in the storage device a database of property tax data including a plurality of parcel records, each parcel record including a parcel identifier for each parcel of the plurality of real estate parcels, a tax year identifier for identifying the tax year applicable to each parcel, a state identifier for identifying the state in which each parcel is located and a jurisdiction identifier for identifying a jurisdiction within the state in which the parcel is located. The processor also maintains in the storage device a plurality of templates. Each template is associated with a tax assessing or billing entity, defines tax rules specific to the associated entity and is linked to at least one of: a state record for the state in which the parcel is located; a jurisdiction record for a jurisdiction within the state; or a system master record. The processor can receive an input requesting a report of information for a specified parcel record, retrieve a template from the stored templates based on the tax year identifier, the state identifier and the jurisdiction identifier linked to the retrieved template, generate the requested report using the retrieved template and the tax rules defined by the retrieved template, and output the requested report to the output device. A corresponding method for managing property tax information is also provided.

PHX/RONEY/1163856.2/31363.002